178.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	613,800 / 613,800
					USE VALUE:	613,800 / 613,800
					ASSESSED:	613,800 / 613,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAFFER SCOTT A
Owner 2:	
Owner 3:	
Street 1:	5 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHAFFER SCOTT A -
Owner 2:	-
Street 1:	5 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,339 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 954 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4339.000	228,700		385,100	613,800
Total Card	0.100	228,700		385,100	613,800
Total Parcel	0.100	228,700		385,100	613,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 643.40 | /Parcel: 643.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120586
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,700	0	4,339.	385,100	613,800	613,800	Year End Roll	12/18/2019
2019	101	FV	197,900	0	4,339.	385,100	583,000	583,000	Year End Roll	1/3/2019
2018	101	FV	197,900	0	4,339.	324,600	522,500	522,500	Year End Roll	12/20/2017
2017	101	FV	197,900	0	4,339.	297,100	495,000	495,000	Year End Roll	1/3/2017
2016	101	FV	197,900	0	4,339.	253,100	451,000	451,000	Year End	1/4/2016
2015	101	FV	186,500	0	4,339.	220,100	406,600	406,600	Year End Roll	12/11/2014
2014	101	FV	186,500	0	4,339.	203,600	390,100	390,100	Year End Roll	12/16/2013
2013	101	FV	186,500	0	4,339.	193,700	380,200	380,200		12/13/2012

!13986!

PRINT

Date	Time
12/11/20	03:52:23

LAST REV

Date	Time
10/15/18	11:16:09
apro	
13986	

USER DEFINED

Prior Id # 1:	120586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNS EDWARD	31540-8		6/25/2000		300,000	No	No		
MARCELO RONALD/	28744-425		8/23/1998		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2016	1389	Wood Dec	7,000	C				repair deck
6/26/2013	958	Solar Pa	8,600	C				
10/10/2012	1283	Re-Roof	6,800	C				
10/6/1998	700		1,250	C				DEMO SHED

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	355	PATRIOT
12/21/2000	Measured	163	PATRIOT
3/7/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4339		Sq. Ft.	Site		0	70.	1.27	7									385,121						385,100	

Total AC/HA: 0.09961 | Total SF/SM: 4339 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,121 | Spl Credit | Total: 385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331404
Depreciation:	102735
Depreciated Total:	228668

COMMENTS

SINK/BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

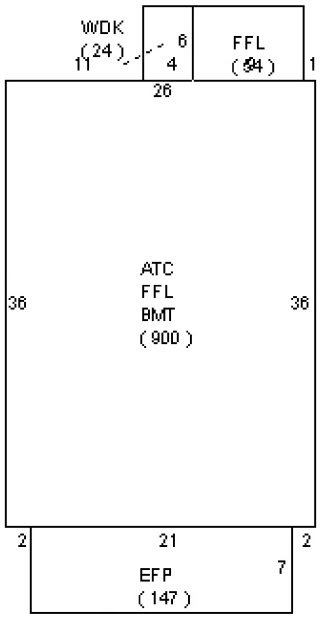
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	97.74
Final Total:	228700	Val/Su SzAd	180.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	173.730	165,736
BMT	Basement	900	52.120	46,906
ATC	Attic	315	173.730	54,724
EFP	Enclos Porch	147	45.280	6,657
WDK	Deck	24	15.840	380

Net Sketched Area:	2,340			Total:	274,403
Size Ad	1269	Gross Are	2925	FinArea	954

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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